HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Kelowna CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Vacancy Rate Moves Higher in 2012

- The Kelowna CMA apartment vacancy rate increased to 4.0 per cent in October 2012 compared to 3.0 per cent in 2011.
- Apartment rents were stable in October 2012 relative to last year.
- The Kelowna CMA apartment vacancy rate is expected to move lower in 2013. Rents are forecast to edge up next year in line with inflation.
- Kelowna will record fewer additions to the stock of purpose-built rental apartments in 2013 than in 2012.

Figure 1

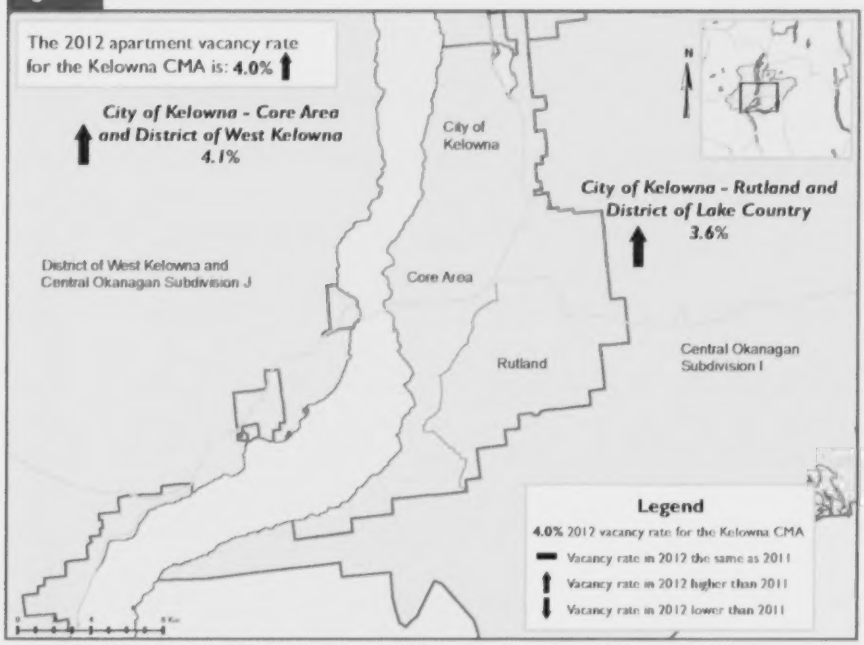

The 2012 apartment vacancy rate for the Kelowna CMA is: 4.0%
City of Kelowna - Core Area and District of West Kelowna 4.1%
City of Kelowna
City of Kelowna - Rutland and District of Lake Country 3.6%
District of West Kelowna and Central Okanagan Subdivision J
Core Area
Rutland
Central Okanagan Subdivision I
N
Legend
4.0% 2012 vacancy rate for the Kelowna CMA
Vacancy rate in 2012 the same as 2011
Vacancy rate in 2012 higher than 2011
Vacancy rate in 2012 lower than 2011

Table of Contents

1 Vacancy Rate Moves Higher in 2012

2 Rental Apartment Vacancy Rate Increases

3 Vacancy Rates Forecast to Edge lower in 2013

4 Secondary Rental Market

5 Map

7 Rental Market Report Tables

20 Methodology

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Rental Apartment Vacancy Rate Increases

Kelowna's apartment vacancy rate was 4.0 per cent in October 2012 compared to 3.0 per cent in October 2011. Additions to the stock of purpose-built rental apartments were a key factor resulting in a higher vacancy rate this year. Rental apartment units temporarily removed from last years' survey came back on stream in 2012, adding to supply. Competition from investor-owned rentals, secondary rental accommodation and the home ownership market also contributed to rising apartment vacancy rates in 2012. Kelowna area employment including employment among young adults – the latter a key driver of rental housing demand - moved lower in 2012,

The stock of rental apartment units increased seven per cent or 287 units in 2012. New additions included both purpose-built rental apartments and condominium buildings converted to rental tenure upon completion of construction. Many single-detached homes are now being built with secondary suites, adding to the stock of rental housing. Purpose-built apartment rental accommodation has faced strong competition from investor-owned condominium rentals during the past several years. Some prospective sellers have chosen to rent their condominium units until market conditions improve, providing renters additional choice.

The home-ownership market has continued to attract renters in 2012. First-time buyers have benefited from low mortgage interest rates, stable prices and an ample supply of homes listed for sale. Mortgage carrying costs for an average priced Kelowna area apartment condominium[1] are comparable to higher-end two bedroom rents. Moderately priced detached and multiple-family homes have been the focus of resale home demand, indicating a strong first-time buyer presence in the marketplace. Apartment condominiums priced at less than $200,000 represented 40 per cent and 35 per cent of sales in 2012 and 2011 respectively. This price range accounted for just 1.3 per cent condominium sales in 2008.

Total Kelowna area employment fell 1.8 per cent in the first nine months of 2012 compared to the same period last year. Similarly, the labour force has pulled back from 2011 levels. Moderating employment may have led to job seekers leaving the region, sharing among renters to reduce costs and some movement to alternate, less costly types of rental accommodation, contributing to higher vacancy rates among purpose-built apartment rental projects.

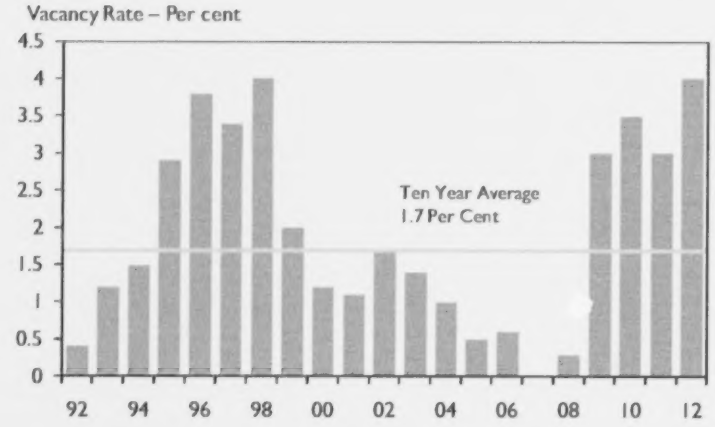
The Core area apartment vacancy rate increased to 4.1 per cent from 2.8 per cent in October 2011 with higher vacancy rates reported across all bedroom types. Five apartment buildings were added to the stock of Core area rental housing during the past year, pushing up vacancy rates. Rising vacancies among one and two bedroom units accounted for most of the increase. While the three bedroom vacancy rate more the doubled to 9.8 per cent, the increase represents a small number of units.

The Rutland area apartment vacancy rate edged higher to 3.6 per cent from 3.4 per cent in October 2011. Lower rents compared to the Core area may have helped retain existing tenants and attract new renters, keeping the vacancy rate relatively stable. Fewer additions to the stock of rental housing than in the Core area was also a contributing factor.

Rental buildings constructed after the year 2000 and buildings with

Figure 2

Apartment Vacancy Rate Moves Higher



Source: CMHC.

[1] CMHC calculation. Average MLS® condominium sale price Jan. – Oct. 2012, 25% down payment, 25 year amortization, five year fixed mortgage interest rate.

rents at more than $1,000 per month recorded higher vacancy rates than a year ago. Typically newer buildings have the highest rents. This segment of the rental market faces competition from both investor-owned apartment rentals and the home ownership market.

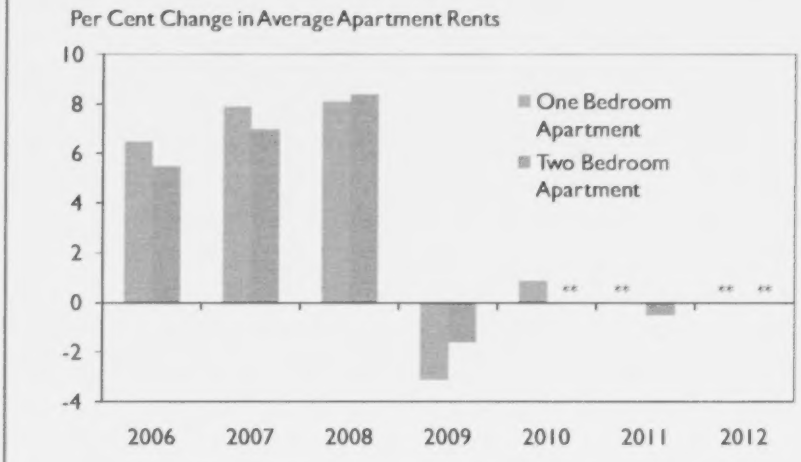
The Kelowna townhouse vacancy rate fell to 3.7 per cent from 4.6 per cent in October 2011. As in the three bedroom apartment category, the change represents very few units.

The apartment availability rate increased to 4.5 per cent in October 2012 from 4.0 per cent a year earlier. CMHC's availability rate includes vacant units and units for which the existing tenant has given or received notice to move, and a new tenant has not signed a lease.

Higher vacancy rates have led to strong price competition among owners, dampening upward pressure on average rents. CMHC's same -sample survey of rents indicates that two bedroom apartment and townhouse average rents recorded little change during the past year. This metric measures the percentage change in rent for units common to both the October 2011 survey and October 2012 survey. This measure mitigates the impact of new structures added to the rental universe between surveys and provides a more accurate indication of rent change.

Figure 3

Average Apartment Rents Remain Stable



Source: CMHC same-sample survey of rents. ** not statistically different than zero

Vacancy Rates Forecast to Edge lower in 2013

Kelowna's apartment vacancy rate is forecast to edge lower, dipping to 2.9 per cent in 2013 from 4.0 per cent this year. Stronger employment growth coupled with fewer additions to the stock of apartment rental housing will contribute to slightly lower vacancy rates in 2013. Purpose-built apartment rental accommodation will continue to face competition from investor-owned rentals and the home ownership market next year. This could dampen downward pressure on vacancy rates in 2013.

The employment outlook calls for conservative gains with employment forecast to increase 1.4 per cent in 2013.

The stock of apartment rental housing will expand at a slower pace next year. An estimated 115 units (excluding secondary suites) are expected to be added to the survey in 2013. Multiple-unit rental starts are forecast at 50 units in 2013, well below levels recorded in 2010 and 2011. No conversions of new apartment condominium projects to rental tenure are anticipated in 2013.

Notwithstanding the availability of more on-campus student housing, rising student enrolment has remained a significant source of demand for private sector rental buildings. Enrolment has increased from 3,400 students in 2005 to 8,300 this year.

Rents are expected to increase slightly next year in response to lower vacancy rates. Average rent levels for one and two bedroom apartment units are forecast at $760 and $935 per month, respectively, in 2013.

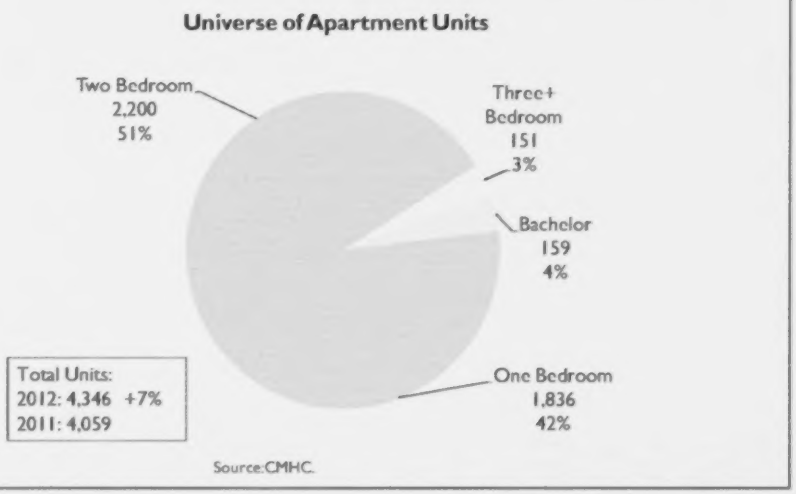
Secondary Rental Market

CMHC's October 2011 Rental Market Survey includes information on the secondary rental market, dwelling types other than purpose-built apartment and townhouse rental projects. This additional information helps provide a more complete picture of the rental market.

This survey estimates the number of households in rented single detached, semi-detached, duplex, row and accessory apartment units. Rented apartment condominiums are not included in this survey. The survey also reports average rents by bedroom and dwelling type for secondary rental homes, excluding condominiums. The results are shown in Tables 5.1 and 5.2.

Figure 4

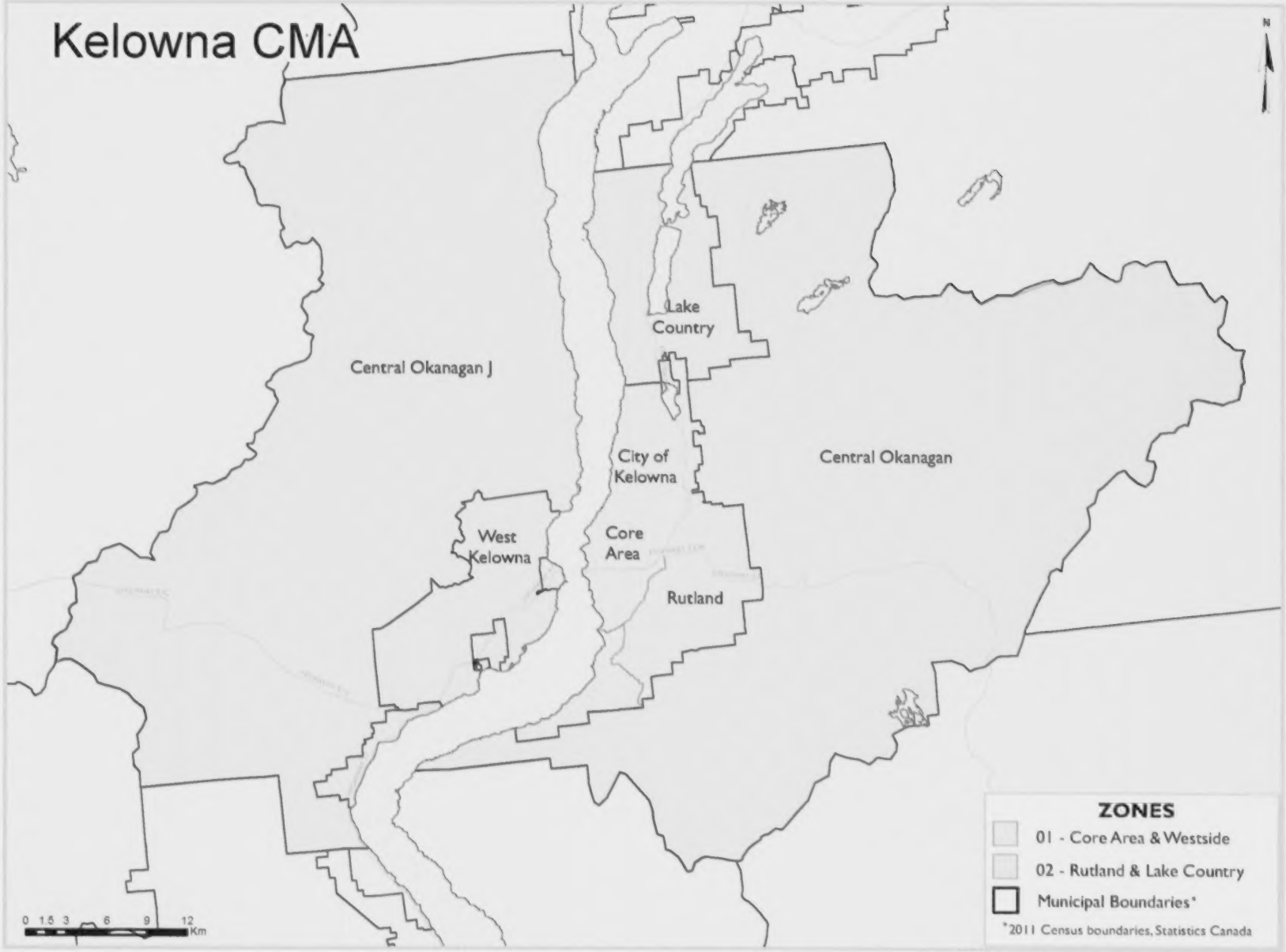
Stock of Purpose-Built Rental Apartments Expands



Apartment Vacancy Rates (%) by Major Centres

	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website


Kelowna CMA
N
Lake Country
Central Okanagan J
City of Kelowna
Central Okanagan
West Kelowna
Core Area
Rutland
0 1.5 3 6 9 12 Km
ZONES
01 - Core Area & Westside
02 - Rutland & Lake Country
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - KELOWNA CMA	
Zone 1	**City of Kelowna** - Core area and the District of West Kelowna.
Zone 2	**City of Kelowna** - Rutland Area and the District of Lake Country.
Zones 1-2	**Kelowna CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	3.1	2.1	2.0	2.7	3.6	5.2	4.2	9.8	2.8	4.1
Zone 2 - Rutland	**	0.0	2.0	5.3	4.2	3.4	0.0	0.0	3.4	3.6
Kelowna CMA	**3.0**	**2.0**	**2.0**	**3.0**	**3.7**	**4.7**	**3.1**	**7.3**	**3.0**	**4.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	586	597	741	757	932	943	1,068	1,156	835	852
Zone 2 - Rutland	590	491	692	698	898	882	1,046	1,064	860	846
Kelowna CMA	**586**	**592**	**736**	**750**	**922**	**927**	**1,061**	**1,131**	**840**	**851**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	138	152	1,565	1,647	1,491	1,639	97	112	3,291	3,550
Zone 2 - Rutland	7	7	175	189	546	561	40	39	768	796
Kelowna CMA	**145**	**159**	**1,740**	**1,836**	**2,037**	**2,200**	**137**	**151**	**4,059**	**4,346**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	3.9	4.9	3.3	3.3	4.8	5.6	5.4	9.8	4.1	4.6
Zone 2 - Rutland	**	0.0	2.0	5.3	4.6	4.1	0.0	0.0	3.7	4.1
Kelowna CMA	**3.7**	**4.7**	**3.1**	**3.5**	**4.7**	**5.2**	**3.9**	**7.3**	**4.0**	**4.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kelowna CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Core Area	-2.1	++	-0.7	++	-0.8	++	-1.9	2.6	-1.0	++
Zone 2 - Rutland	**	++	**	++	1.2	-2.0	-1.0	0.7	++	-2.1
Kelowna CMA	**-1.9**	**++**	**++**	**++**	**-0.5**	**++**	**-1.6**	**2.1**	**-0.6**	**++**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Kelowna CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
Pre 1960	**	**	**	**	**	**	n/u	n/u	0.0	0.0
1960 - 1974	1.5	0.0	1.8	3.3	3.2	2.5	3.2	10.4	2.3	3.0
1975 - 1989	**	**	2.4	3.1	4.2	3.9	**	**	3.4	3.6
1990 - 1999	**	0.0	0.4	1.9	3.9	4.2	5.3	13.5	2.9	3.6
2000+	**	**	3.9	3.9	3.4	8.5	0.0	3.7	3.2	6.8
Total	3.0	2.0	2.0	3.0	3.7	4.7	3.1	7.3	3.0	4.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Kelowna CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
Pre 1960	**	**	**	**	**	**	n/u	n/u	**	759
1960 - 1974	575	560	714	715	820	825	923	943	749	752
1975 - 1989	579	600	710	718	863	860	**	**	801	807
1990 - 1999	**	624	778	793	930	924	944	975	872	867
2000+	**	**	874	917	1,101	1,104	**	1,355	1,049	1,064
Total	586	592	736	750	922	927	1,061	1,131	840	851

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kelowna CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
3 to 5 Units	n/u	n/u	**	**	**	7.1	**	**	13.8	15.2
6 to 19 Units	**	0.0	5.6	3.0	1.1	3.3	0.0	6.3	3.2	3.2
20 to 49 Units	1.9	4.4	2.1	3.8	4.6	6.9	3.8	9.5	3.3	5.5
50 to 99 Units	0.0	1.4	1.0	2.3	3.6	3.1	1.3	3.3	2.4	2.7
100+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	3.0	2.0	2.0	3.0	3.7	4.7	3.1	7.3	3.0	4.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kelowna CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
3 to 5 Units	n/u	n/u	**	**	**	1,000	**	**	860	901
6 to 19 Units	645	610	709	712	826	844	980	1,011	778	791
20 to 49 Units	550	544	722	725	909	902	945	951	817	815
50 to 99 Units	595	624	764	794	962	971	1,165	1,237	890	907
100+ Units	**	**	**	**	**	**	n/u	n/u	**	**
Total	586	592	736	750	922	927	1,061	1,131	840	851

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kelowna CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
LT $400	**	**	n/s	n/s	n/s	n/s	n/s	n/s	**	**
$400 - $499	**	**	**	**	n/s	**	n/s	n/s	**	**
$500 - $599	2.4	2.3	0.0	3.0	**	**	n/s	n/s	0.9	2.5
$600 - $799	5.1	1.7	2.8	3.7	0.9	0.8	**	**	2.7	3.1
$800 - $999	n/s	**	2.6	3.2	5.3	4.6	5.8	**	4.8	4.6
$1000+	n/s	n/s	**	**	4.7	10.1	1.5	4.7	4.1	9.0
Total	3.0	2.0	2.0	3.0	3.7	4.7	3.1	7.3	3.0	4.0

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	n/u	n/u	**	**	5.0	5.7	4.1	4.4	5.0	5.6
Zone 2 - Rutland	n/u	n/u	15.4	0.0	4.2	1.9	0.0	2.8	4.2	1.9
Kelowna CMA	**n/u**	**n/u**	**12.5**	**4.2**	**4.6**	**3.7**	**2.3**	**3.7**	**4.6**	**3.7**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	n/u	n/u	**	**	901	890	1,006	1,013	913	905
Zone 2 - Rutland	n/u	n/u	595	**	827	848	1,186	1,211	867	896
Kelowna CMA	**n/u**	**n/u**	**642**	**677**	**862**	**867**	**1,080**	**1,097**	**890**	**901**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	0	0	11	11	141	141	49	49	201	201
Zone 2 - Rutland	0	0	13	13	150	162	36	36	199	211
Kelowna CMA	**0**	**0**	**24**	**24**	**291**	**303**	**85**	**85**	**400**	**412**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	n/u	n/u	**	**	5.0	5.7	4.1	4.4	5.0	5.6
Zone 2 - Rutland	n/u	n/u	15.4	0.0	4.2	2.5	0.0	2.8	4.2	2.4
Kelowna CMA	**n/u**	**n/u**	**12.5**	**4.2**	**4.6**	**4.0**	**2.3**	**3.7**	**4.6**	**4.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Kelowna CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Core Area	n/u	n/u	**	**	1.3	-1.1	1.9	++	1.8	-1.1
Zone 2 - Rutland	n/u	n/u	**	**	++	**	**	0.8	++	1.8
Kelowna CMA	**n/u**	**n/u**	**-2.0**	**1.9**	**0.5**	**++**	**3.1**	**++**	**1.1**	**++**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	3.1	2.1	2.1	2.8	3.7	5.2	4.2	8.3	3.0	4.2
Zone 2 - Rutland	**	0.0	2.9	4.9	4.2	3.1	0.0	1.3	3.6	3.3
Kelowna CMA	**3.0**	**2.0**	**2.2**	**3.0**	**3.9**	**4.6**	**2.8**	**6.0**	**3.1**	**4.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	586	597	741	756	929	938	1,047	1,115	840	855
Zone 2 - Rutland	590	491	684	695	882	873	1,106	1,130	861	857
Kelowna CMA	**586**	**592**	**734**	**750**	**914**	**918**	**1,068**	**1,120**	**845**	**855**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	138	152	1,576	1,658	1,632	1,780	146	161	3,492	3,751
Zone 2 - Rutland	7	7	188	202	696	723	76	75	967	1,007
Kelowna CMA	**145**	**159**	**1,764**	**1,860**	**2,328**	**2,503**	**222**	**236**	**4,459**	**4,758**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Kelowna CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Zone 1 - Core Area	3.9	4.9	3.3	3.3	4.8	5.6	5.0	8.3	4.1	4.7
Zone 2 - Rutland	**	0.0	2.9	4.9	4.5	3.8	0.0	1.3	3.8	3.8
Kelowna CMA	**3.7**	**4.7**	**3.3**	**3.5**	**4.7**	**5.0**	**3.3**	**6.0**	**4.0**	**4.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kelowna CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Zone 1 - Core Area	-2.1	++	-0.7	++	-0.7	++	-1.1	2.2	-0.8	++
Zone 2 - Rutland	**	++	**	++	++	-1.4	++	0.7	1.0	-1.4
Kelowna CMA	**-1.9**	**++**	**++**	**++**	**-0.4**	**++**	**++**	**1.8**	**-0.4**	**++**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Kelowna CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Kelowna CMA										
Single Detached	**	**	**	**	1,017	1,037	1,479	1,546	1,361	1,390
Semi detached, Row and Duplex	**	**	**	**	975	993	1,170	1,203	1,020	1,067
Other-Primarily Accessory Suites	**	**	800	687	867	934	1,166	**	887	933
Total	**	**	723	705	944	988	1,326	1,396	1,100	1,135

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Kelowna CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Kelowna CMA		
Single Detached	3,015	3,197
Semi detached, Row and Duplex	3,577	4,024
Other-Primarily Accessory Suites	2,340	2,261
Total	8,932	9,482

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable
Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2012 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

25 years ans

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

On June 1, 2012, CMHC's Market Analysis Centre turned 25!

CMHC's Market Analysis Centre has a strong history as the Canadian housing industry's "go-to" resource for the most reliable, impartial and up-to-date housing market data analysis and forecasts, in the country.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

Housing for Older Canadians –
The Definitive Guide to the Over-55 Market

- Independent Living
- Aging in place
- A Series of Online Guides

Find out more

64395_2012_A01